

K-36043
Until a change is requested, all tax statements shall be sent to the following address: Grantee 3635 Scatter Pl

K. Falls.
Return to: Grantee as above

WARRANTY DEED

DONNA J. HUNT, individually, and as Trustee for Carl Harlan, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto DONALD R. WHITAKER and ROSEMARY WHITAKER, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

PARCEL II:

Tracts 18 and 19 of Homeland Tracts No. 2, SAVING AND EXCEPTING THEREFROM: Beginning at an iron pin located South 89°53' East a distance of 66.36 feet from the Southwest corner of said Tract 19, said point being on the North boundary of Delaware Avenue; thence North 0°04' West parallel to the West line of said Tract 19 a distance of 140.0 feet to an iron pin; thence South 89°53' East parallel with Delaware Avenue a distance of 66.36 feet, to an iron pin; thence South 0°04' East parallel with the West line of said Tract 19 a distance of 140.0 feet to an iron pin located on the North boundary of Delaware Avenue; thence North 89°53' West along North boundary of Delaware Avenue a distance of 66.36 feet, more or less to the point of beginning.

PARCEL III:

The following described portion of Tracts 18 and 19 of said Homeland Tracts No. 2, more particularly described as follows: Beginning at an iron pin located South 89°53' East a distance of 66.36 feet from the Southwest corner of said Tract 19, said point being on the North boundary of Delaware Avenue; thence North 0°04' West parallel to the West line of said Tract 19 a distance of 140.0 feet to an iron pin; thence South 89°53' East parallel with Delaware Avenue a distance of 66.36 feet, to an iron pin; thence South 0°04' East parallel with the West line of said Tract 19 a distance of 140.0 feet to an iron pin located on the North boundary of Delaware Avenue; thence North 89°53' West along North boundary of Delaware Avenue a distance of 66.36 feet, more or less to the point of beginning.

SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(2) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(3) Rules, regulations and assessments of South Suburban Sanitary District.

(4) Reservations and restrictions in deeds from F. C. Adams and Gladys T. Adams, husband and wife, to Richard A. Dow, recorded May 5, 1944, in Volume 164, pages 477 (Lot 18) and 479 (Lot 19) Records of Klamath County, Oregon, as follows: "Subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises so granted irrigation and drainage and the right to enter upon said premises for the purpose of constructing and maintaining such ditches; this conveyance, however, is made with the further consideration that the grantee, heirs or assigns will not use the premises for other than residential purposes and will not construct nor erect any residence on said premises, the first cost of which shall be less than \$1,000.00; and any violation of such covenant shall work a forfeiture of the estate of the grantee their heirs or assigns in and to the said premises and shall vest in the grantors, their heirs or assigns, the right to re-enter the said premises and their former estate therein."

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenant to and with said Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$33,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of March, 1983.

Donna J. Hunt
Donna J. Hunt, Individually

Donna J. Hunt
Donna J. Hunt, ~~Individually~~ and
as Trustee for Carl Harlan

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 24 day of March, 1983, personally appeared the above-named DONNA J. HUNT, and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Donna J. Hunt
Notary Public for Oregon
My Commission Expires: 8-3-83

4475

STATE OF OREGON,

County of Klamath } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 24 day of March, 19 83
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Donna J. Hunt, as trustee for Carl Harlan

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily, as said trustee.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.
My Commission expires 8-5-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
this 25th day of March A.D. 1983 at A. D. 1983, and
duly recorded in Vol. M83, of Deeds on 4473

12.00

By [Signature] EVELYN DIEM, Clerk